

**PLAT RECORDING SHEET**

**PLAT NAME:** McCrary Meadows Detention Reserve Partial Replat No 1

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 0.08

**LEAGUE:** James Knight Survey & W.C. White League

**ABSTRACT NUMBER:** A-46

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

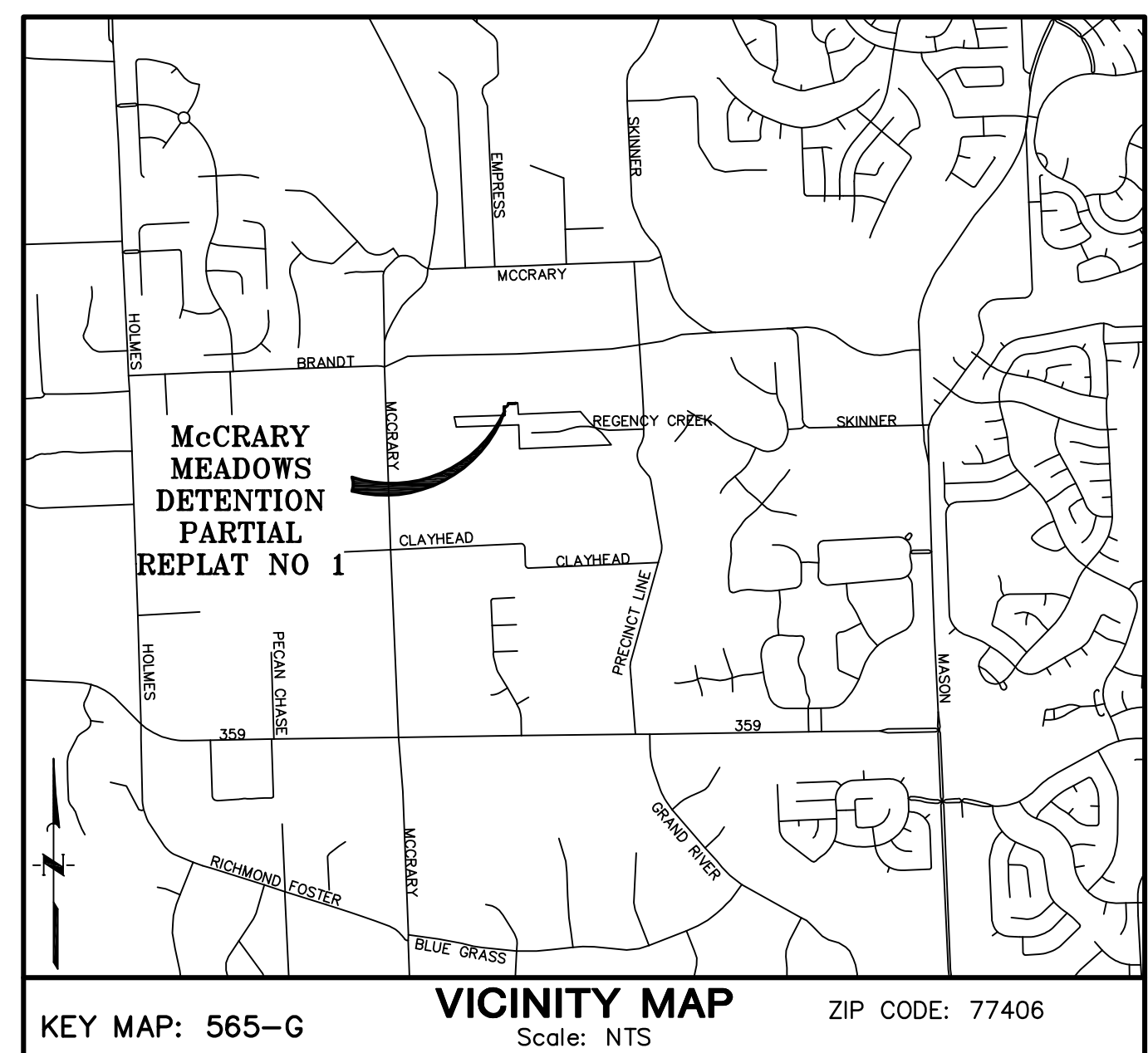
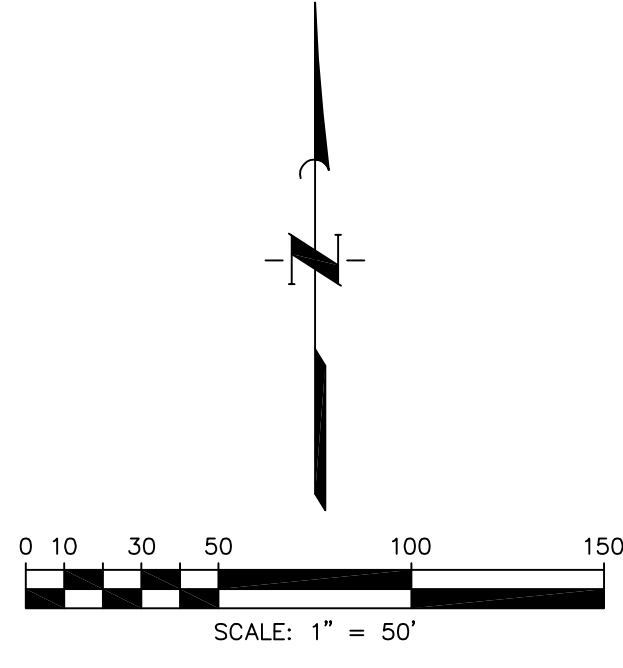
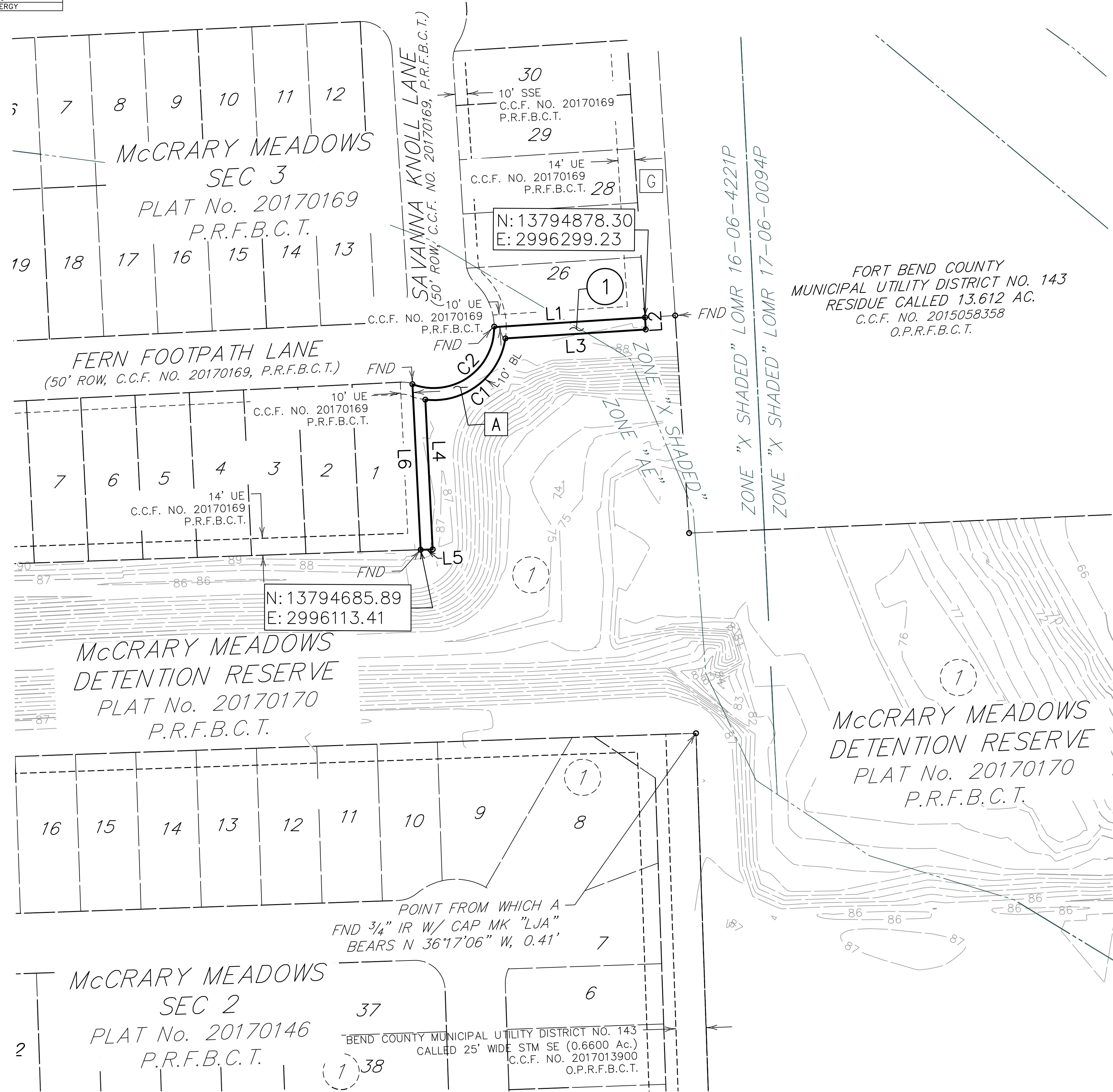
**NUMBER OF RESERVES:** 1

**OWNERS:** Ventana Development McCrary LTD.

\_\_\_\_\_  
**(DEPUTY CLERK)**

DISTRICT NAMES	
COUNTY ASSISTANCE DIST	CAD 11
WCD	N/A
MMD/MUD	FBC MUD 143
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

**A** RESTRICTED RESERVE "A"  
 Restricted to Open Space  
 & Utility Purposes Only  
 0.08 AC  
 3,458 Sq Ft



FORT BEND COUNTY  
 MUNICIPAL UTILITY DISTRICT NO. 143  
 RESIDUE CALLED 13.612 AC.  
 C.C.F. NO. 2015058358  
 O.P.R.F.B.C.T.

- General Notes
- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
  - AE . . . . . "Aerial Easement"
  - BL . . . . . "Building Line"
  - C.C.F. . . . . "County Clerk's File"
  - DE . . . . . "Drainage Easement"
  - D.R.F.B.C.T. . . . . "Deed Records, Fort Bend County, Texas"
  - Emit . . . . . "Easement"
  - FBCMUD . . . . . "Fort Bend County Municipal Utility District"
  - FND . . . . . "Found 5/8-inch Iron Rod with Cap Stamped 'LJA' No. . . . . 'Number'"
  - O.R.F.B.C.T. . . . . "Official Records, Fort Bend County, Texas"
  - O.P.R.F.B.C.T. . . . . "Official Public Records, Fort Bend County, Texas"
  - P.A.E. . . . . "Public Access Easement"
  - P.U.E. . . . . "Public Utility Easement"
  - P.R.F.B.C.T. . . . . "Plat Records, Fort Bend County, Texas"
  - ROW . . . . . "Right-of-Way"
  - SSE . . . . . "Sanitary Sewer Easement"
  - Sq. Ft. . . . . "Square Feet"
  - Strm SE . . . . . "Storm Sewer Easement"
  - Temp . . . . . "Temporary"
  - UE . . . . . "Utility Easement"
  - Vol. Pg. . . . . "Volume and Page"
  - WLE . . . . . "Water Line Easement"
  - o . . . . . "Set 3/4-inch Iron Rod with Cap Stamped 'Jones|Carter Property Corner' as per certification"
  - All building lines along street rights-of-way as shown on the plat.
  - All bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. All distances are surface values and may be converted to grid by applying the combined adjustment factor 1.0001218281.
  - Unless otherwise indicated, the building lines (BL), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
  - There are no pipeline easements within the platted area.
  - Reserve shall be maintained by Fort Bend County MUD No. 143.
  - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to grid by applying the following combined scale factor: 1.0001218281.
  - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
  - All property to drain into the drainage easements only through an approved drainage structure.
  - All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
  - According to the Flood Insurance Rate Map (FIRM) No. 48157C0120L for Fort Bend County, Texas effective April 2, 2014, this section is located in Zone "AE" and "X Shaded". Zone "AE" is defined as areas with base flood elevation determined. Zone "X Shaded" is defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. This tract is affected by Letter of Map Revision Case Nos. 16-06-4221P & 17-06-0094P.
  - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-written improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
  - Elevations shown hereon are based on GPS observations processed using the NGS online OPUS program using solutions from CORS base stations Wharton TXWH CORS, Houston WAAS 1 CORS, and Rosenberg TXRS CORS (NAV088 - Geoid 12B).
  - All bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations.
  - All easements are centered on lot lines unless shown otherwise.
  - The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.
  - Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
  - This property lies within lighting zone LZ3 according to the "Orders for Regulation of Outdoor Lighting".
  - Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.

# McCRARY MEADOWS

## DETENTION RESERVE

### PARTIAL REPLAT No 1

A SUBDIVISION OF 0.08 ACRES OF LAND SITUATED IN THE  
 JAMES KNIGHT SURVEY & W.C. WHITE LEAGUE, A-46  
 BEING A PORTION OF RESTRICTED RESERVE "A", BLOCK 1,  
 OF McCRARY MEADOWS DETENTION RESERVE  
 AS RECORDED UNDER PLAT No 20170170  
 OF THE FORT BEND COUNTY PLAT RECORDS  
 FORT BEND COUNTY, TEXAS  
**REASON FOR REPLAT: TO CREATE ONE RESERVE  
 RESTRICTED TO LANDSCAPE PURPOSES ONLY**  
**0 LOTS                      1 RESERVE                      1 BLOCK**  
**FEBRUARY 2020**

OWNER:  
**VENTANA DEVELOPMENT McCRARY LTD.**  
 410 BROOKS STREET  
 SUGAR LAND, TEXAS 77498  
 713-781-5553

PLANNER/ENGINEER/SURVEYOR:  
  
**JONES CARTER**  
 Texas Board of Professional Engineers Registration No. F-439  
 Texas Board of Professional Land Surveying Registration No. 38843-04  
 2322 W Grand Parkway North, Suite 550, Katy, TX 77440-9211 (832) 913-4000

LINE	BEARING	DISTANCE
L1	S86°20'23"W	125.20'
L2	S03°40'41"E	10.00'
L3	S86°20'23"W	116.48'
L4	N02°49'02"W	124.15'
L5	N88°02'26"E	10.00'
L6	S02°49'02"E	137.31'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	60.00'	88°10'02"	92.33'	N52°37'00"E	83.48'	58.11'
C2	50.00'	111°15'29"	97.09'	N55°01'58"E	82.54'	73.10'

STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, Fort Bend County Municipal Utility District No. 143, acting by and through Jacey Jetton, its President, and Chris Elam, Secretary being officers of Fort Bend County Municipal Utility District No. 143, owners hereinafter referred to as Owners of the 0.08 acre tract described in the above and foregoing map of McCrary Meadows Detention Reserve Partial Replat No. 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, Fort Bend County Municipal Utility District has caused these presents to be signed by Jacey Jetton, its President, thereunto authorized, this 9th day of March, 2020.

Fort Bend County Municipal Utility District 143

By: Jacey Jetton  
President

Attest: Chris Elam  
Secretary

STATE OF TEXAS §  
COUNTY OF FORT BEND §

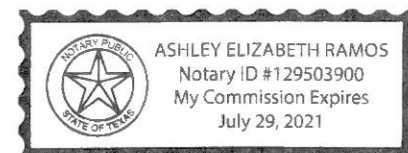
BEFORE ME, the undersigned authority, on this day personally appeared Jacey Jetton, President of Fort Bend County Municipal Utility District No. 143, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of March, 2020.

Ashley E. Ramos  
Notary Public in and for the State of Texas

Ashley E. Ramos  
Print Name

My commission expires: 7/29/2021



STATE OF TEXAS §  
COUNTY OF FORT BEND §

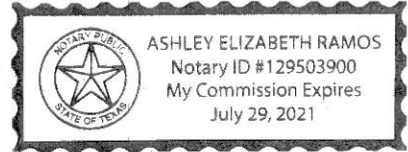
BEFORE ME, the undersigned authority, on this day personally appeared Chris Elam, Secretary of Fort Bend County Municipal Utility District No. 143, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of March, 2020.

Ashley E. Ramos  
Notary Public in and for the State of Texas

Ashley E. Ramos  
Print Name

My commission expires: 7/29/2021



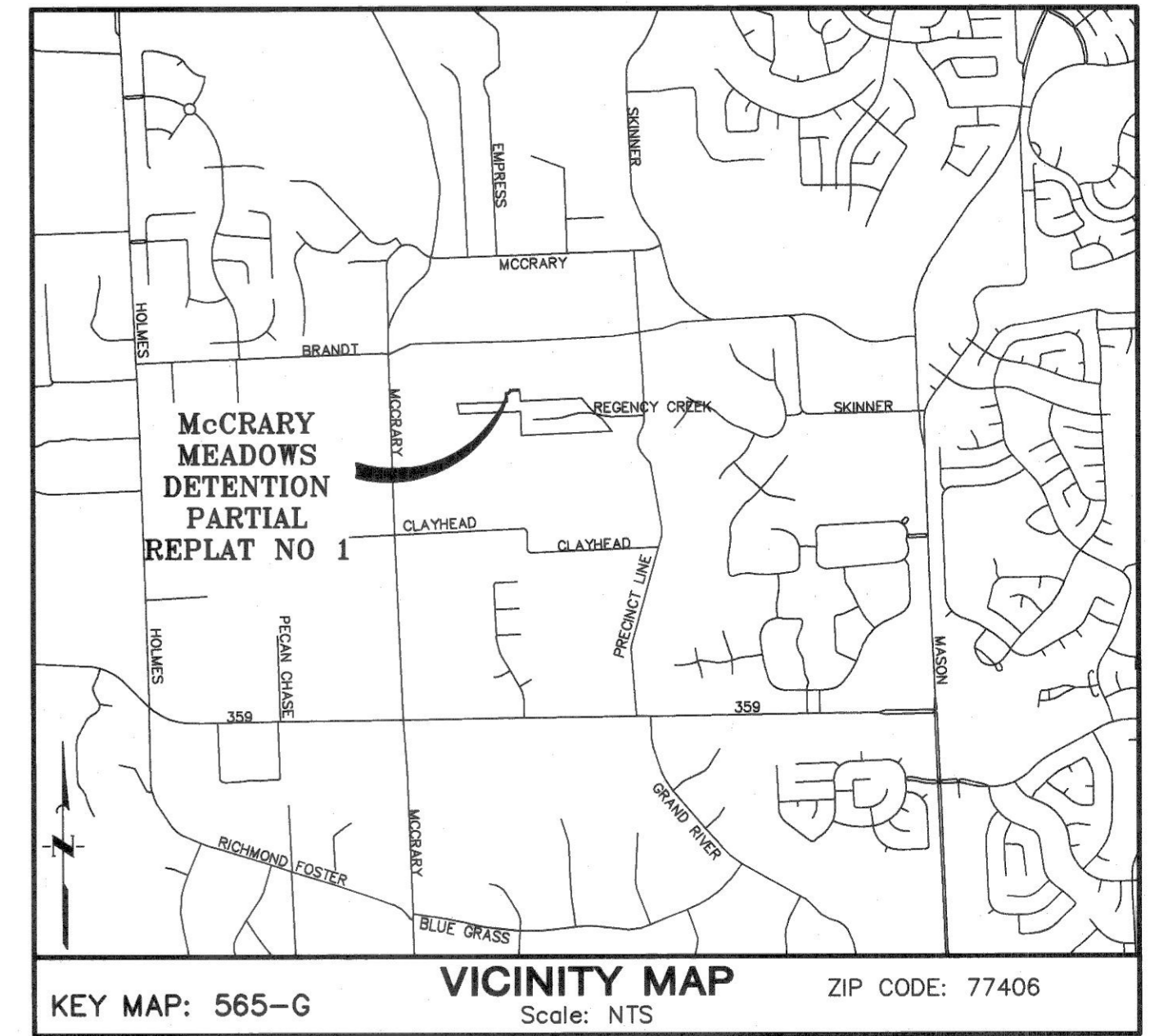
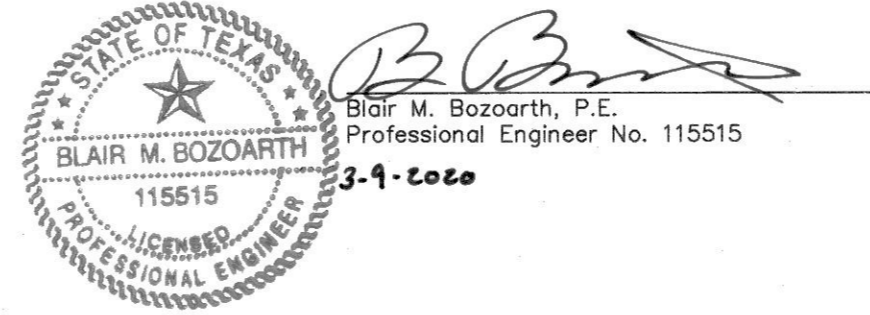
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of McCrary Meadow Detention Reserve Partial Replat No. 1 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 18 day of MARCH, 2020.

By: Martha L. Stein or M. Sonny Garza  
Title Chair Vice Chairman

By: Margaret Wallace Brown  
Secretary



I, Blair M. Bozarth, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E. Date  
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Vincent M. Morales, Jr. Commissioner, Precinct 1  
Grady Prestage Commissioner, Precinct 2

KP George  
County Judge

W.A. "Andy" Meyers Commissioner, Precinct 3  
Ken R. DeMerchant Commissioner, Precinct 4

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2020, at \_\_\_\_\_ o'clock \_\_\_\_\_ in Plat Number(s) \_\_\_\_\_ of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy



Chris D. Kalkomey  
Texas Registration No. 5869

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REASON FOR REPLAT: TO CREATE ONE RESERVE  
RESTRICTED TO LANDSCAPE PURPOSES ONLY

0 LOTS 1 RESERVE 1 BLOCK  
FEBRUARY 2020

OWNER:  
VENTANA DEVELOPMENT McCRARY LTD.  
410 BROOKS STREET  
SUGAR LAND, TEXAS 77498  
713-781-5553

PLANNER/ENGINEER/SURVEYOR:  
 JONES CARTER  
Texas Board of Professional Engineers Registration No. 6-439  
Texas Board of Professional Land Surveying Registration No. 50046504  
2322 W Grand Parkway North, Suite 150, Katy, TX 77449-7822 (832) 933-6000